



The Atrium
2 Clinton Square, Suite 120
Syracuse, New York 13202
Phone: (315) 472-2020
Fax: (315) 472-8774

BUILDING FOR LEASE OR SALE

ADDRESS: 4040 NEW COURT AVENUE
SYRACUSE, NEW YORK 13206

TOTAL SF: 19,125 +/- SF
W/ 3,150 +/- SF OFFICE
W/ MEZZANINE ABOVE OFFICE

LEASE PRICE: \$7.00/SF NNN "AS IS"

SALES PRICE: \$2.1 MILLION

ACRES: .86 +/- ACRES

PARKING: 20-25 CAR PARKING AND OUTSIDE
STORAGE PLUS STREET PARKING IN
REAR FOR ADDITIONAL 10 +/-

UTILITIES: NATURAL GAS, ELECTRIC (600 AMP,
480 VOLT, 3 PHASE), PUBLIC WATER &
SEWER

ZONING: INDUSTRIAL – TOWN OF DEWITT

CEILING HGT: 20' +/- CLEAR

HEAT: RADIANT HEAT IN WAREHOUSE,
HVAC IN OFFICE AREAS

SPINKLERED: YES - WET

DOORS: 1 – 12' X 10' HGT. - DRIVE IN
2 – 8' X 10' HGT. - DOCKS (INTERIOR)

OTHER:

- 1) LESS THAN 3 MILES FROM NYS
THRUWAY EXIT 35 (CARRIER CIRCLE)
- 2) 5 MINS FROM DOWNTOWN
SYRACUSE

The above information furnished for this property was obtained from sources deemed reliable but warranty or representation is made to the accuracy thereof and the property is subject to prior sale or withdrawal.